



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1748

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A TOXICOLOGICAL LABORATORY AT 2925 LBJ FREEWAY SUITES #102 AND #106, AND BEING LOCATED IN THE PLANNED DEVELOPMENT 14 ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE NOTE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a Specific Use Permit under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by granting a Specific Use Permit for a Toxicological Laboratory in the Planned Development 14 Zoning District. Said Laboratory to be located within a 9.6 acre tract of land more specifically described in Exhibit "A", and contained within the building commonly known as 2925 LBJ Freeway.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the City of Farmers Branch so as to indicate a Specific Use Permit for a Toxicological Laboratory in the Planned Development 14 Zoning District.

SECTION 3. That the above described Toxicological Laboratory shall be limited to Suites #102 and #106 of 2925 LBJ as shown on attached Exhibit "B".

SECTION 4. That the City shall conduct semi-annual inspections of the above described Toxicological Laboratory in order to assure compliance with all applicable health and safety codes.

SECTION 5. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

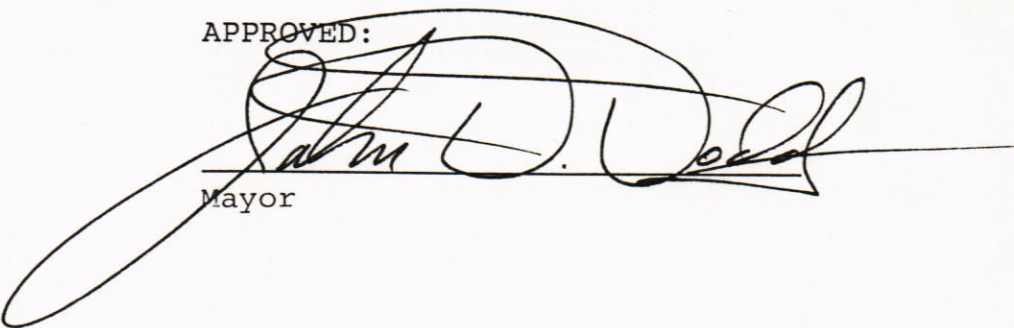
SECTION 8. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 9. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 10. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 7th day of December, 1987.

APPROVED:


Mayor

APPROVED AS TO FORM:

Robert U David
City Attorney

ATTEST:

Luth Ann Peris
City Secretary

EXHIBIT "A"

BEING a certain tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, and being out of the Isaac B. Webb Survey, Abst. No. 1574 and being more particularly described as follows:

BEGINNING at a concrete monument located at the intersection of the north ROW line of Interstate Highway No. 635 and the east ROW line of Josey Lane;

THENCE North 82 deg. 05 min. 42 sec. East with the North ROW line of said Interstate Highway No. 635 a distance of 509.08 ft. to a concrete monument for angle point;

THENCE North 74 deg. 54 min. 12 sec. East a distance of 512.50 feet;

THENCE North 15 deg. 05 min. 48 sec. West a distance of 343.62 feet to the South line of Maybrook Drive;

THENCE South 86 deg. 49 min. 12 sec. West with the south line of Maybrook Drive a distance of 938.51 feet to the east line of Josey Lane and an iron pin for a corner;

THENCE South 0 deg. 04 min. 42 sec. West with said east line of Josey Lane a distance of 50.88 feet to an iron pin for an angle point;

THENCE South 4 deg. 26 min. 48 sec. East continuing with the east line of Josey Lane a distance of 361.42 feet to an iron pin for an angle point;

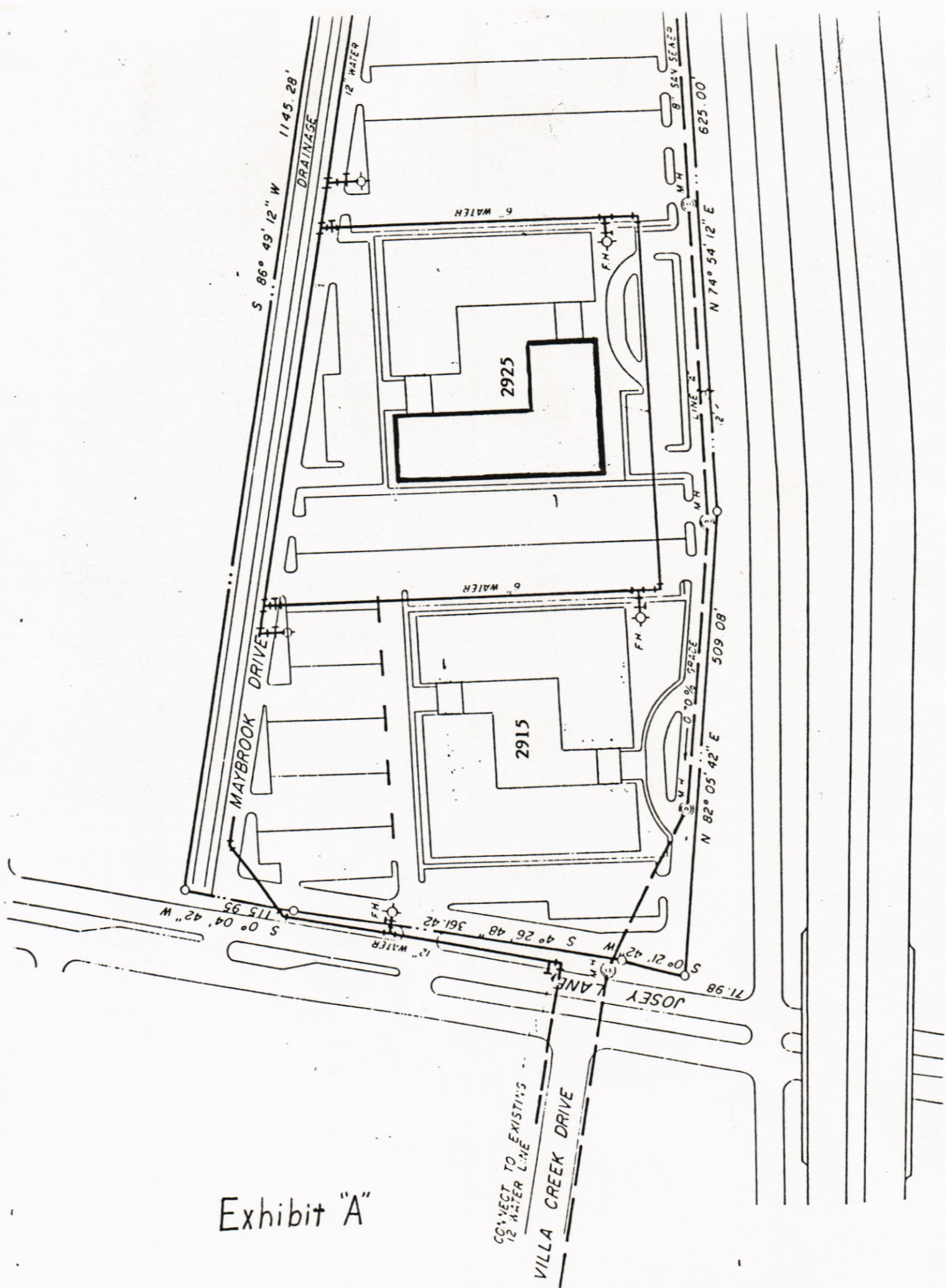
THENCE South 0 deg. 21 min. 42 sec. West with the east line of Josey Lane a distance of 71.98 feet to the PLACE OF BEGINNING AND CONTAINING 417,892 sq. ft. of land

NOW BEING KNOWN AS:

Part of Lot A in Block B of BROOKHAVEN PARK ADDITION, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 73146, Page 61, Map Records, Dallas County, Texas.

Exhibit "A"

Exhibit "A"



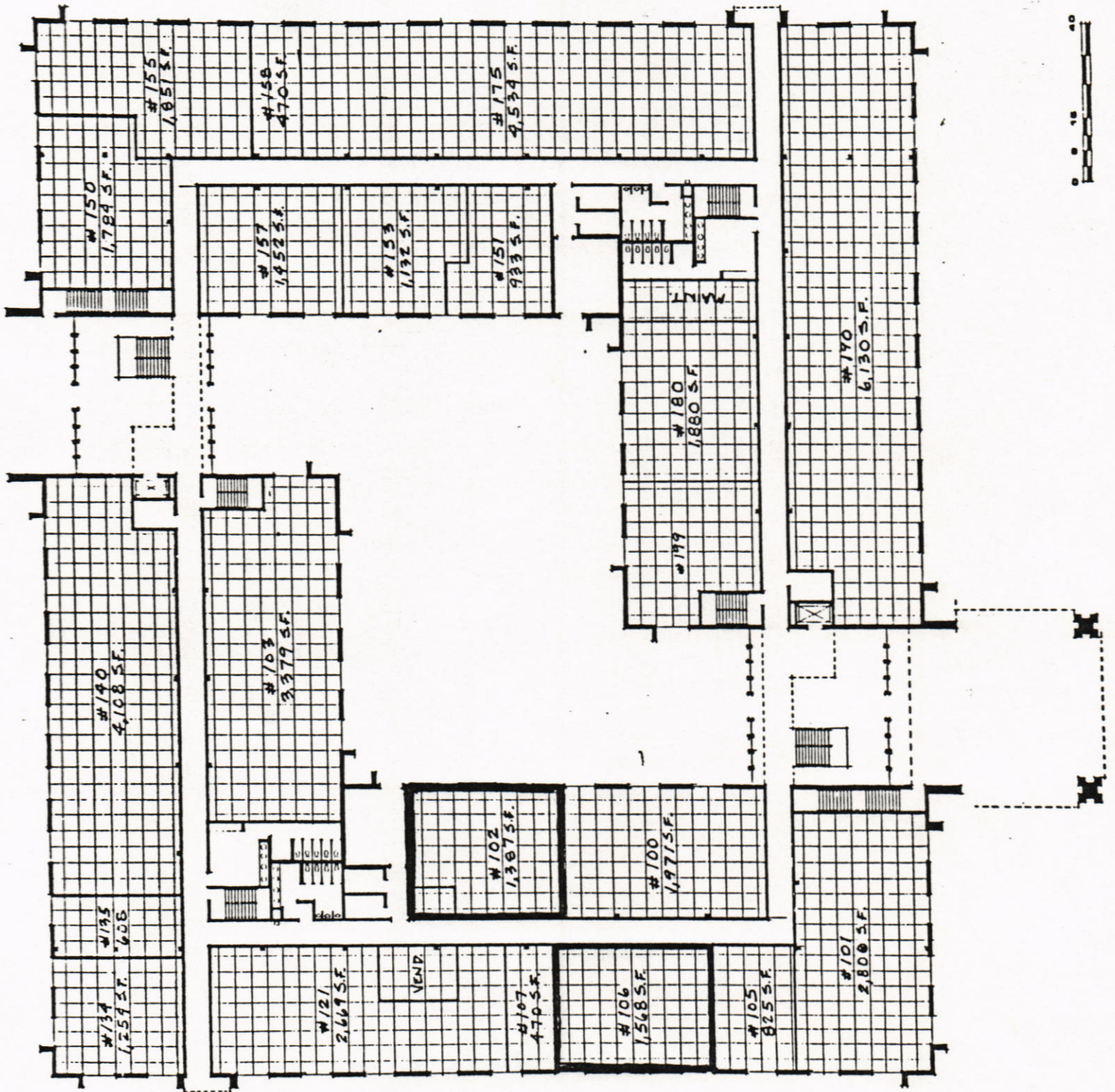


Exhibit "B"